

## **PLANNING COMMISSION**

### **ACTION MINUTES**

**TUESDAY, AUGUST 1, 2000**

Vice Chair Mathewson called the meeting to order at 7:05 p.m. at the Twin Pines Senior and Community Center.

PRESENT, COMMISSIONERS: Purcell, Peirona, Petersen, Wiecha, Mathewson

ABSENT, COMMISSIONER: Parsons

PRESENT, STAFF: Interim Community Development Director Macris, Principal Planner de Melo, City Attorney Savaree, Recording Secretary Wong

**AGENDA STUDY SESSION:** None.

**AGENDA AMENDMENTS:** None.

**COMMUNITY FORUM (Public Comments):** None.

### **CONSENT CALENDAR**

Action Minutes of June 20, 2000

Action Minutes of July 5, 2000

**MOTION: By Commissioner Purcell, seconded by Commissioner Petersen to approve the June 20, 2000 minutes. The motion passed with Commissioner Wiecha abstaining.**

**MOTION: By Commissioner Purcell, seconded by Commissioner Petersen to approve the July 5, 2000 minutes. The motion passed with Commissioner Peirona abstaining.**

### **PUBLIC HEARINGS**

**Public Hearing - 325 Old County Rd.; To consider a conditional use permit and design review to allow construction of a parking lot and landscaping improvements for a contractor's office and storage yard (Appl. No. 99-1084); APN: 040-261-350 and -360; Zoned: C-3; CEQA Status: Exempt; Steven Barber (Applicant); S. G. Barber Construction, Inc. (Owner)**

Principal Planner de Melo presented the staff report recommending approval. A brief discussion ensued regarding the landscaping and if there were any redevelopment funds available to assist the applicant with some of the proposed improvements. Vice Chair Mathewson opened the public hearing.

Bruce MacDuckston, 1601 El Camino Real, Suite 101, attorney representing the owner, stated that Mr. Barber was present to answer any questions. Mr. MacDuckston said that Mr. Barber had worked very closely and continuously with staff.

Denny Lawhern, 408 Hiller St., Vice President, Sterling Downs Neighborhood Association, stated that it had been more than two years since members of their association reported this particular problem to

the City. He pointed out that Belmont still had a façade improvement rebate program and that all businesses along Old County Road qualified for matching funds up to \$5K which might include landscaping, awnings, etc. Mr. Lawhern said that his Association pushed hard to move this plan along to help the merchants in the area. He understood that this business had been operating on the site for about two years without a business license primarily because they couldn't get a business license until they came in and complied with City requirements. Mr. Lawhern thought that the General Plan designation was residential for this site. The prior business, a car lot, had operated there for a year and a half. This was one of the entrances to Sterling Downs Neighborhood and would like to see it cleaned up and presentable. He said that some of the mature trees would be lost on the Mountain View Avenue side which shielded the building. Mr. Lawhern stated that one of the conditions should be that the outside storage should not exceed the height of the fence. He wondered how many employees would come to the site to pick up equipment daily since this would impact the parking in the neighborhood and suggested that the employees park on-site. He suggested that construction type equipment use Old County Road instead of Hiller Street to access Mountain View. Mr. Lawhern mentioned that during last winter some of the gravel washed down to the gutter on Mountain View Avenue. Also, he didn't think it was appropriate to have a patio at the corner of the lot.

Mary Ridge, 323 Hiller Street, stated that Mrs. Kartman who lived at 508 Mountain View Avenue, had a business located next to her where they kept the books and there were five plumbing trucks that park there every day, and on the other side of her, there was a man who was in the construction business and at times he parked two to three trucks there.

Mr. MacDuckston said that there would be sufficient on-site parking for employees and that Mr. Barber had a business license during the whole time that he had been there.

**MOTION: By Commissioner Purcell, seconded by Commissioner Peirona to close the public hearing. The motion passed.**

The Commission's comments included: there were other places with outside seating along Old County Road, however, this was a sensitive area being so close to residential; suggested working with staff on an agreeable landscape plan; one arm of a tractor could be higher than the fence height; and knew they had a yard on Bransten in San Carlos.

In response to Commissioner Petersen, Mr. Barber replied that his employees report in at 6:00 a.m., left the site at 6:30 a.m., and didn't return until the next day. He had envisioned a nice little landscaped yard there. Mr. Barber purchased the lot four years ago, had not been able to use his lot, rented a warehouse behind him for \$2,500/month, his friend wanted the warehouse back so he would have to move out again, that his other employees were gone by the time his office staff arrived, that he was in favor of saving the trees on Mountain View Avenue; and that there would be nothing over 8 ft. on the site.

Additional Commission comments included: would like to see the trees saved if possible; should be sensitive to the neighbors; a book entitled Allergy-Free Gardening by Tom Ogden stated that birch trees were #8 on a scale of 10 in terms of allergies; the female trees dropped seeds, cones, and were messy so it would be a lot less cleanup, however, the male tree put out an incredible amount of pollen; concerned with landscaping plan with the removal of the existing trees on Mountain View Avenue; there

was still an opportunity to provide street trees in the public right-of-way; and suggested a tree well and to select a tree that would not be invasive to the sidewalks.

**MOTION: By Commissioner Peirona, seconded by Commissioner Petersen to approve Resolution No. 2000-41 approving a conditional use permit and design review application at 325 Old County Road and to add three conditions: 1) the applicant shall make a reasonable effort to modify the landscaping plan to incorporate street tree plantings along the Mountain View frontage of the subject property; 2) the applicant shall make a reasonable effort to encourage all employees and patrons of the construction business to park within the on-site parking lot; and 3) if Redevelopment bond funding is available and is approved by the Redevelopment Agency, the City shall make a reasonable effort to reimburse the applicant for appropriate costs related to landscaping, lighting, street and sidewalk improvements constructed within the public right-of-way as part of the site improvements for the construction business denoted on plans dated July 17, 2000 as approved by the Planning Commission at the August 1, 2000 hearing:**

**AYES: Peirona, Petersen, Wiecha**

**NOES: Purcell, Mathewson**

**ABSENT: Parsons**

Commissioner Purcell was unhappy about the condition about the funding since she felt that it didn't belong in here. Vice Chair Mathewson announced that the Commission's decision could be appealed to the City Council within 10 days.

## **REPORTS, STUDIES, UPDATES, AND COMMENTS**

### **Best Management Practices - Stormwater Pollution**

Commissioner Purcell stated that she had discussed the Best Management Practices with Public Works Director Curtis and City Engineer Jones. She said that she had not had time to do the research.

Interim Director Macris announced that the Council had called up the matter regarding the wall and signage in front of Max's and Blockbuster. The Council wanted: 1) a nonarticulated stone in a tannish color; signs on both walls that could be lit, however, they would be subject to approval by the property owners since they were on private property; and the sign to read A Belmont Village Center@ on the south side and A City of Belmont@ on the north side. There would be a mockup of the wall so that people could see what it would look like.

Interim Director Macris announced that she had received proposals from Regis Homes and Innisfree Companies and each included three options for the redevelopment project on Block 4. She said that she received statements of interest from two property owners who wanted to participate. The staff was evaluating the proposals and would be meeting with the developers to answer technical questions.

Interim Director Macris stated that the Council wanted to convey that they missed having a Commission liaison at their last meeting. Vice Chair Mathewson said that the Commissioners did not receive Redevelopment agendas and asked that they be sent. Commissioner Purcell stated that she would not be able to attend as liaison at the next Council meeting and Commissioner Peirona said that he would attend.

## **REPORTS, STUDIES, UPDATES, AND COMMENTS**

The meeting adjourned at 8:20 p.m. to meet in a regular meeting on August 15, 2000.

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Marjorie W. Macris, AICP

Interim Planning Commission Secretary